

## Discussion at CPC – CPC2018-1184 - International Avenue Area Redevelopment Plan

### Suggested changes

- Due the importance and references to Elliston Park, Include Elliston Park on the round map titled Map 1 – Plan Context on Page 9.
- On page 49 under Policy Framework amend the paragraph regarding the discrepancy between The Plan and the DAG to reflect the latest legal language used in other approved policies?

### Administration response:

The last sentence of section 9.1 on page 49 will be changed to the following:

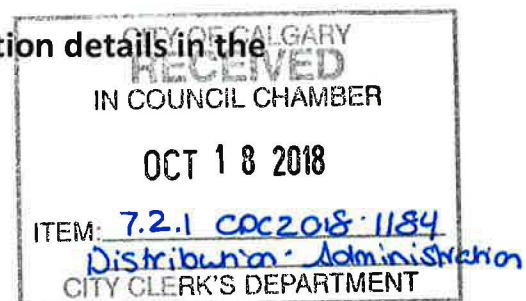
*“Where the policies within the Developed Areas Guidebook and this policy plan are different, the difference is intentional and not an inconsistency, because policy has been tailored to the International Avenue area. But where there is an absence of a specific policy within this policy plan, the Developed Areas Guidebook prevails.”*

### Questions and comments:

- Clarifications on the Future comprehensive area shown on the map on page 18? Will it include frontages on both sides?

### Administration response:

- “Future comprehensive areas” is defined by DAG that requires or will benefit from additional comprehensive planning due to the size of area.
- Yes, mixed-use frontage on both sides of the parcel will be considered at the land use and/or development permit stage.
- Why there are no cross sections of the street showing the BRT and the streetscape details? Is it common to not address these types of transportation details?
- Please add the cross sections and more transportation details in the appendix.



*Administration response:*

- The cross sections and BRT details have already been established. The construction of the BRT started in 2014. The streetscape design was developed with participation of the community and local businesses.
- New or changed transportation infrastructure and streetscape designs are not proposed in the Plan.

- **What is the expected timing for the completion of the BRT?**

*Administration response:*

- November 19, 2018 is the target to complete the current phase.
- **What's the relationship between the design guidelines in the appendix and the DAG typologies? How do they work together? Does one supersede the other?**

*Administration response:*

- The guidelines in the Appendix of the Plan are included to help direct future design for specific sites within the ARP area. Images are used to illustrate options for how the sites may evolve and be redeveloped over time based on specific opportunities and challenges of the area.
- The DAG is principle based. The guidelines in the Appendix provide an interpretation of the principles based on the 17th Ave SE context. The images show the potential scenarios and possibilities.

Page 15:

Amend map 3 and 4, to be consistent with the use of hyphens as they appear in the text description and to follow the DAG descriptions.